From:	Selim <Selim@sawayaeng.com>
Sent time:	07/15/2019 09:59:23 AM
To:	mstaffield@jlha.net; Ron Dragoo
Cc:	Jill Martin <jmartin@trumpnational.com>
Subject:	FW: Trump National Golf Course; SUSMP Requirements
Attachments:	2019-07-05 Susmp infiltration Alt snt2City.pdf MWS-L-4-8-C.pdf MWS-L-8-20-V.pdf

Hello Michelle,

Any resolution on the below?

Kindly let us know.

Thank you

Selim Sawaya PE/PLS

626-715-2320

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Friday, July 05, 2019 8:17 AM
To: 'Michelle Staffield'; 'Ron Dragoo'
Cc: 'Scott Campbell'
Subject: RE: Trump National Golf Course; SUSMP Requirements

Hello Michelle, Hope that you had a good 4th of July Holiday.

Our initial proposal to use the Filterra units would not provide mitigation measure to all of the areas that we are required to mitigate. Attached, please find a conceptual SUSMP proposal for your consideration.

Our conceptual proposal would consist of:

Using connector pipe screens on all catch basins. (CB 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 20, and 21). Please note that CB-1, 2, 3, 10 and 11 are in public ROW

The back of lots 14 to 23 would be connected to Line "P"

The flow to be mitigated of Line "P" which covers CB-8, 9, 10, 11, 12, 13 and the back of lots 14 to 23 would be diverted to an infiltration basin located on lot B (Lot B will be dedicated to the City but maintained by the developer).

CB-5, would be a catch basin with a bypass Model MWS-L-4-8 manufactured by Modular Wetlands INC. as proposed by Bio Clean (detail drawing attached). Unit would be maintained by the applicant or HOA.

CB-20, would be equipped with connector pipe screen.

CB-21, would be equipped with a diversion plate within the existing catch basin to divert the flow to be mitigated to an inline unit model MWS-L-8-20 also manufactured by Modular Wetlands INC. and proposed by Bio Clean (detail drawing attached). Unit

would be maintained by the applicant or HOA. Unit would be installed behind the existing catch basin within Lot 6 front setback as shown.

The area tributary to CB-14 would be mitigated via a 300'+ vegetated swale located adjacent to the golf cart path. The swale would be in a form of a trapezoidal shallow channel with a 2' base. Check dams would be installed to maintain a 1% slope. Also, the swale would be located on lot B which is going to be dedicated to the City but maintained by the applicant or the HOA

Kindly, let us know if the above conceptual proposal is acceptable to the City. If so, what would be required and more particularly for item 3 and 7 above.

Thank you

Selim Sawaya P.E. / P.L.S.

(626) 715-2320

From: Michelle Staffield [mailto:mstaffield@jlha.net]
Sent: Tuesday, June 25, 2019 2:06 PM
To: Selim; 'Ron Dragoo'
Cc: 'Scott Campbell'
Subject: RE: Trump National Golf Course; SUSMP Requirements

Hello Selim,

I am doing well, thank you for asking.

Unfortunately, there is no in-lieu fee or option to mitigate a different area within the City in-lieu of onsite treatment. The current 4th term MS4 Permit does have language regarding in-lieu fees for development subject to Low Impact Development requirements; however, this project is subject to the requirements of the 3rd term MS4 Permit (i.e. SUSMP). Additionally, even if the project were following the 4th term MS4 Permit, the city of Rancho Palos Verdes does not have an in-lieu fee program established.

Regards,

Michelle Staffield, P.E. | CPSWQ | QSD

Water Resources Engineer

John L. Hunter AND ASSOCIATES, INC.

6131 Orangethorpe Ave. **Suite 300**

Buena Park, Ca 90620

Office: (562) 802-7880 x **234**

Fax: (562) 802-2297

From: Selim <Selim@sawayaeng.com>
Sent: Friday, June 21, 2019 1:14 PM
To: Michelle Staffield <mstaffield@jlha.net>; 'Ron Dragoo' <RonD@rpvca.gov>
Cc: 'Scott Campbell' <scampbell@trumpnational.com>
Subject: Trump National Golf Course; SUSMP Requirements

Hello Michelle, Hope that you are doing well,

We are having some difficulties to select a bio-filtration system to mitigate the 11 lots that are located above the driving range. It is my understanding that in some cases, we can coordinate with the City to pay an In-Lieu Fee, or mitigate a different area within the City that generates the same volume.

Can you elaborate if this option is available for our consideration? If it is, can you tell us how the in-lieu fee is determined?

Your help is greatly appreciated so we can move this project forward.

Thank you

Selim Sawaya P.E. / P.L.S.

(626) 715-2320

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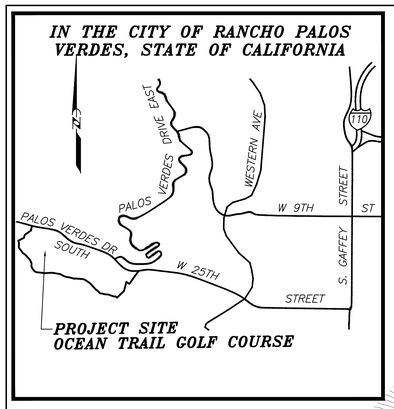


VICINITY MAP

THOMAS GUIDE P.853, F-6
NOT TO SCALE

SCALE: 1"=80'

80' 40' 0' 80' 160'

GRAPHIC SCALE

PALOS VERDES DRIVE SOUTH
CONQUEROR DRIVE
FORSYTH DR.
COSTA DE LAS ISLAS
LOT J
LINE "R"
CB-8
CB-9
CB-10 (EXIST.)
CB-11
CB-2 (EXIST.)
CB-3 (EXIST.)
CB-1 (EXIST.)
PARK
POINT "A"
CB-4
LINE "O"
EXISTING 48" RCP
PARK LOT A
EXIST. 24" R.C.P. PER L.A.C.R.D. NO. 40591
CB-5
CATCH BASIN WITH BYPASS
Qpm=0.089 cfs
MODEL: MWS - L - 4 - 8
TRUMP NATIONAL DRIVE
EXIST. 48" R.C.P.
EXIST. 42" R.C.P. PER APPROVED MTD 1472-6
CANYON
LOT D
LOT 24
DRIVING RANGE
LINE "Q"
TO BE MAINTAINED BY THE OWNER
EXISTING 30" PVC PIPE TO REMAIN
LOT 25
MTD 1472-5 LINE "N"
CB-12
CB-13
CB-20
MTD 1472-5 LINE "P"
MTD 1472-5 LINE "Q"
15' EASEMENT TO THE CITY OF RANCHO PALOS VERDES FOR STORM DRAIN AND VEHICULAR ACCESS PURPOSES
LOT E
DIVERSION PIPE
EXIST. 48" R.C.P. PER APPROVED MTD 1472-4
SENDAS DEL MAR
FORESTALL
CB-14
BASIN OUTLET PIPE
CB-21
INLINE DEVICE
Qpm=0.499 cfs
MODEL: MWS - L - 8 - 20
Infiltration Basin
3 ft. Maximum Ponding
Qpm=1.03 cfs
Vpm=13420 cuft
Max. Water depth=3'
LINE "N" OUTLET STRUCTURE
DRAINAGE SYSTEM OF HOLE 10
HOLE 10
HOLE 9
LAKE
Vegetated Swale with check dams to achieve < 1% slope
Qpm=0.126 cfs Vpm=1351 cuft
L=360' - Trapezoidal channel
Base=2' with 2:1 side slopes
LOT G
DE-SILTING TANK WITH SUMP PUMP.
4" FORCE MAIN
PARK
PARK

LEGEND:

X = DMA-AREA DESIGNATION
1.26 = AREA (acres)

HYDROLOGICAL DESIGN DATA:

STORM FREQUENCY ---------- 0.75 STORM
SOILS TYPE ---------- 002
24 HOUR ISOHYET ---------- 0.75 IN.

NO.	REVISION	REVISED BY	APPROVED BY	DATE

PREPARED BY:
SAWAYA ENGINEERING CONSULTANTS, INC
642 S. PATHFINDER TRAIL, ANAHEIM, CA 92807
(714) 974-8546 Tel (714) 974-8556 Fax
CIVIL ENGINEERING / LAND PLANNING / SURVEYING

CHECKED
DESIGNED
DRAFTED

REGISTERED PROFESSIONAL ENGINEER — SELIM HOURIGUE SAWAYA — No. 44179 Exp. 6-30-09 — CIVIL — STATE OF CALIFORNIA

PREPARED FOR:
V H PROPERTY CORP / TRUMP ORGANIZATION
ONE OCEAN TRAILS DRIVE
RANCHO PALOS VERDES, CALIFORNIA 90275
TEL: (310) 345-4501

MTD 1472-5

STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP)

SITE PLAN - TRACT 50666

IN THE CITY OF RANCHO PALOS VERDES

SCALE: | PROJECT NO: 208-006 | DATE: May 2019

SHEET 1 OF 1 SHTS

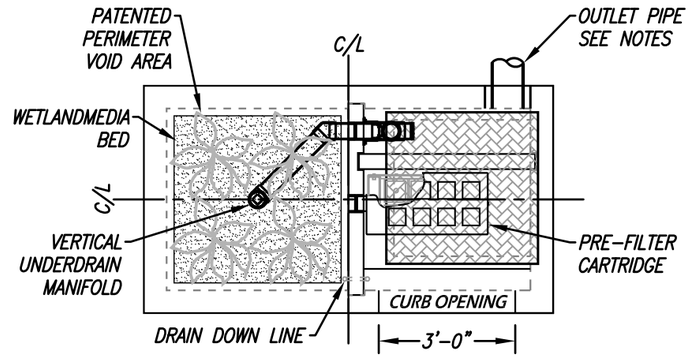
SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PARKWAY	OPEN PLANTER	PARKWAY
FRAME & COVER	36" x 36"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			2.37
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			ø1.22"
MAXIMUM PICK WEIGHT (LBS)			16500
NOTES:			

INSTALLATION NOTES

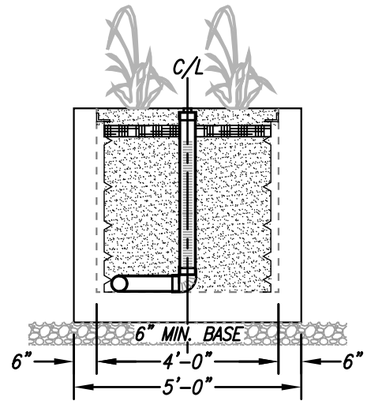
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON–SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

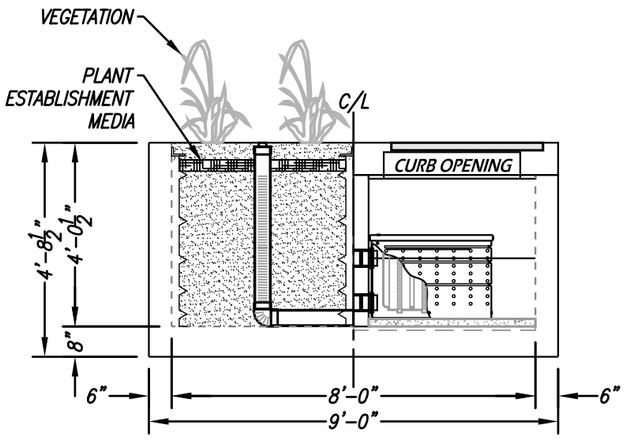
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



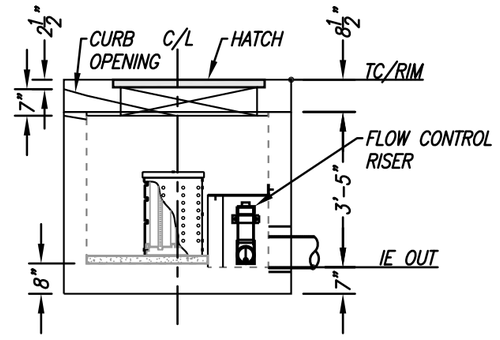
PLAN VIEW



LEFT END VIEW
BIOFILTRATION



ELEVATION VIEW



RIGHT END VIEW
PRETREATMENT/DISCHARGE

TREATMENT FLOW (CFS)	0.115
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

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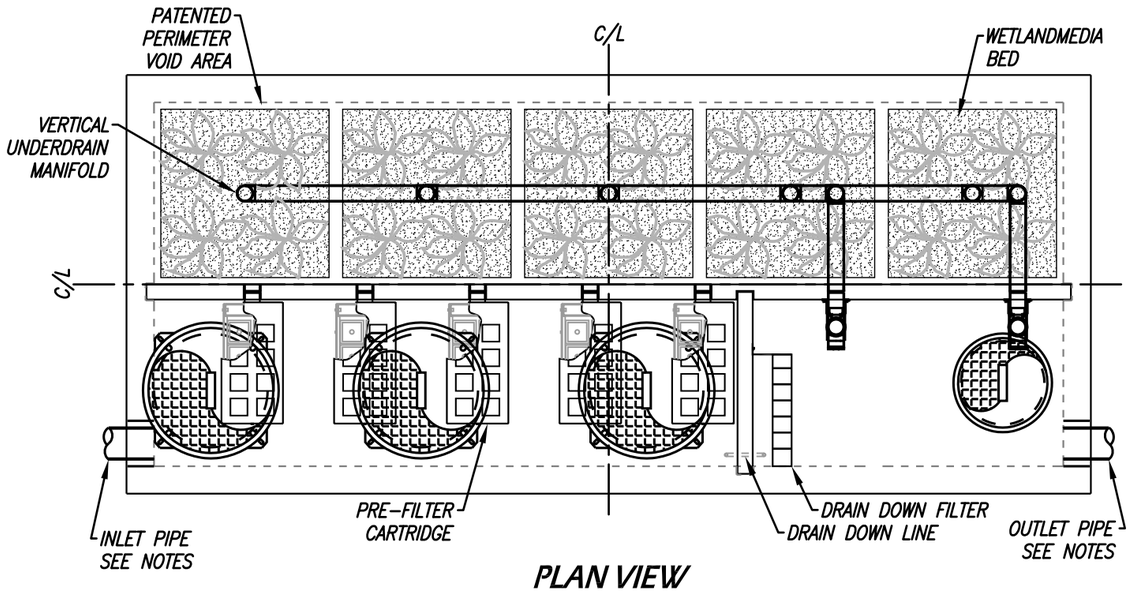
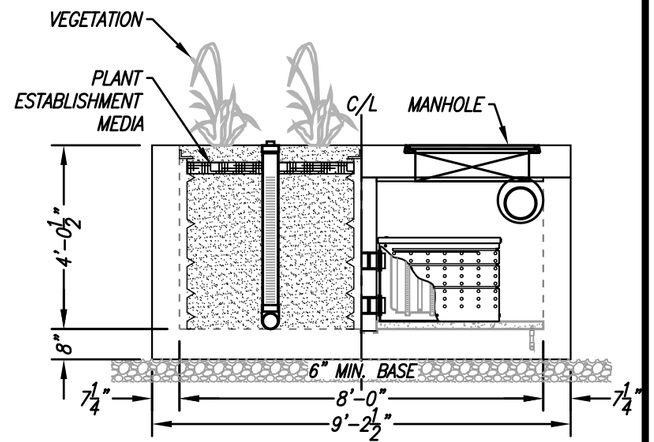
MWS-L-4-8-C
STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

5/1/15/JOHN
MWS-L-4-8-C.pdf

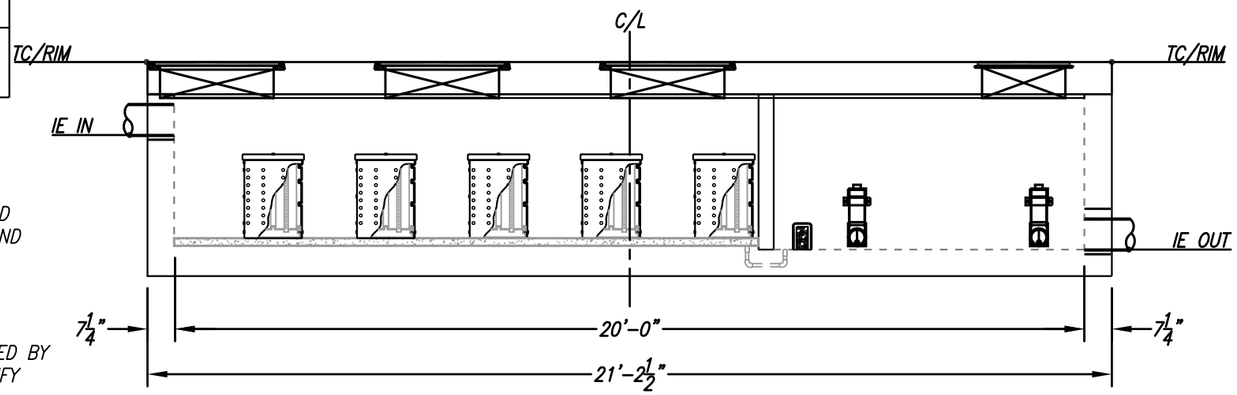
SITE SPECIFIC DATA			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PARKWAY	OPEN PLANTER	PARKWAY
FRAME & COVER	ø30"	N/A	ø24"
WETLANDMEDIA VOLUME (CY)			11.85
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			ø2.43"
MAXIMUM PICK WEIGHT (LBS)			TBD
NOTES:			



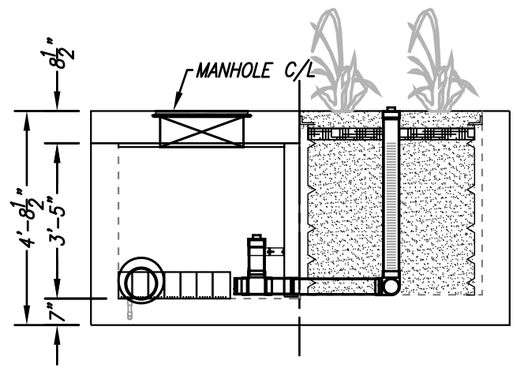
PLAN VIEW



LEFT END VIEW
BIOFILTRATION/PRETREATMENT



ELEVATION VIEW



RIGHT END VIEW
DISCHARGE/BIOFILTRATION

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TREATMENT FLOW (CFS)	0.577
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

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MWS-L-8-20-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

6/2/15/JOHN